



NOTICE OF APPLICATION AND PROPOSED DETERMINATION OF NON-SIGNIFICANCE-MITIGATED (DNS-M)

A Master Application has been filed and accepted with the Department of Community & Economic Development (CED) – Planning Division of the City of Renton. The following briefly describes the application and the necessary Public Approvals.

DATE OF NOTICE OF APPLICATION: May 7, 2015

LAND USE NUMBER: LUA15-000274, ECF, SME

PROJECT NAME: DiCerchio Bulkhead Repair

PROJECT DESCRIPTION: The applicant is requesting a Shoreline Substantial Development Permit Exemption and Environmental (SEPA) Review for the repair of an existing bulkhead. The project site abuts Lake Washington and May Creek, which are both Shorelines of the State. The project site is located in the Residential-10 dwelling units per acre (R-10) zoning designation and the Shoreline High Intensity designation. The existing bulkhead is constructed of rock and is approximately 4 feet in height. The portion of the bulkhead located along the northwestern property line (abutting Lake Washington) is in poor condition and portions of the bulkhead have fallen into the lake. Erosion is occurring to the soil landward of the bulkhead. The existing bulkhead is 81 feet in length, approximately 50% of the existing rocks will be replaced.

PROJECT LOCATION: 4005 Williams Ave N

OPTIONAL DETERMINATION OF NON-SIGNIFICANCE, MITIGATED (DNS-M): As the Lead Agency, the City of Renton has determined that significant environmental impacts are unlikely to result from the proposed project. Therefore, as permitted under the RCW 43.21C.110, the City of Renton is using the Optional DNS-M process to give notice that a DNS-M is likely to be issued. Comment periods for the project and the proposed DNS-M are integrated into a single comment period. There will be no comment period following the issuance of the Threshold Determination of Non-Significance-Mitigated (DNS-M). This may be the only opportunity to comment on the environmental impacts of the proposal. A 14-day appeal period will follow the issuance of the DNS-M.

PERMIT APPLICATION DATE: April 23, 2015

NOTICE OF COMPLETE APPLICATION: May 7, 2015

APPLICANT/PROJECT CONTACT PERSON: Richard Seaborn/Sea and Shore Construction/PO Box 31529/Seattle, WA 98103/206-324-3434/Richard@seaandshoreconstruction.com

Permits/Review Requested: Environmental (SEPA) Review, Shoreline Exemption
Other Permits which may be required: Building Permit

Requested Studies: Biological Assessment, Geotechnical Report

Location where application may be reviewed: Department of Community & Economic Development (CED) – Planning Division, Sixth Floor Renton City Hall, 1055 South Grady Way, Renton, WA 98057

If you would like to be made a party of record to receive further information on this proposed project, complete this form and return to: City of Renton, CED – Planning Division, 1055 So. Grady Way, Renton, WA 98057.

Name/File No.: DiCerchio Bulkhead Repair/LUA15-000274, ECF, SME

NAME: _____

MAILING ADDRESS: _____ City/State/Zip: _____

TELEPHONE NO.: _____

CONSISTENCY OVERVIEW:	
Zoning/Land Use:	The subject site is designated RMD on the City of Renton Comprehensive Land Use Map and R-10 on the City’s Zoning Map.
Environmental Documents that Evaluate the Proposed Project:	Environmental (SEPA) Checklist
Development Regulations Used For Project Mitigation:	The project will be subject to the City’s SEPA ordinance, RMC 4-3-090 and other applicable codes and regulations as appropriate.
Proposed Mitigation Measures:	The following Mitigation Measures will likely be imposed on the proposed project. These recommended Mitigation Measures address project impacts not covered by existing codes and regulations as cited above.

- ***Project construction shall comply with the recommendations provided in the Geotechnical Engineering Report prepared by RMC Associates, LLC dated April 14, 2015.***

Comments on the above application must be submitted in writing to Kris Sorensen, Associate Planner, CED – Planning Division, 1055 South Grady Way, Renton, WA 98057, by 5:00 PM on May 21, 2015. If you have questions about this proposal, or wish to be made a party of record and receive additional notification by mail, contact the Project Manager. Anyone who submits written comments will automatically become a party of record and will be notified of any decision on this project. A copy of the subsequent threshold determination is available upon request.

CONTACT PERSON: Kris Sorensen, Associate Planner; Tel: (425) 430-6593; Eml: ksorensen@rentonwa.gov

PLEASE INCLUDE THE PROJECT NUMBER WHEN CALLING FOR PROPER FILE IDENTIFICATION

